

## Location

Stevenage New Town is located within the County of Hertfordshire approximately 33 miles north of central London, 8.2 miles north east of Welwyn Garden City and 4.9 miles south of Hitchin. The Town has excellent communications being 3 miles east of junction 7 of the A1(M), 10 miles east of Luton Airport and 2 miles from the mainline British Rail station which provides a service to London Kings Cross in approximately 30 minutes.

The Old Town of Stevenage has a resident population of 7,922 persons and is situated approximately 2 miles north of the New Town and has a mix of retail, professional and other service industries in addition to public houses and restaurants. Nearby occupiers include WAITROSE, BOOTS, J D WETHERSPOON, NATWEST, PIZZA HUT and TESCO EXPRESS.

## Situation

The property is situated in a prominent setting at the north end of the High Street opposite The Green. The property is set back from the road with public parking immediately in front. The facilities of the High Street are all available within walking distance, including the popular Cromwell Hotel.

## Description

The property comprises a ground floor restaurant with outside seating area, five self contained flats over first and second floors. The building is constructed of brick construction under a clay tile roof. To the rear there is parking for six vehicles and a bicycle store.

## Town Planning

The property lies within the Town's Conservation Area and is Grade II Listed.

## Tenure

FREEHOLD

## Tenancy

The entire property has been let to AZZURRI RESTAURANTS LIMITED (as guaranteed by AZZURRI CENTRAL LIMITED) trading as an ASK on a full repairing and insuring Lease for a term of 25 years commencing from 27th March 2003, being subject to five yearly upward only rent reviews.

